



ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17 November 17, 2015

Los Angeles County
Board of Supervisors

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 17, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**ESTABLISH CAPITAL PROJECT FOR THE RANCHO LOS AMIGOS
NATIONAL REHABILITATION CENTER JPI BUILDING AUTOMATION FIRE
LIFE SAFETY SYSTEM UPGRADE PROJECT, APPROVE PROJECT
BUDGET AND RELATED APPROPRIATION ADJUSTMENT (C.P. NO.
87310)
(FOURTH DISTRICT)
(4 VOTES)**

SUBJECT

Approval of the actions will establish the capital project, approve project budget, schedule, appropriation adjustment and authorize the Internal Services Department to deliver the Project using a previously approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the above mentioned project is categorically exempt under the California Environmental Quality Act (CEQA) for reasons stated in this letter and in the record of the project.
2. Establish Capital Project (CP) No. 87310 and approve estimated project budget of \$400,000 for the Rancho Los Amigos National Rehabilitation Center (RLANRC) JPI Building Automation Fire Life Safety System Upgrade Project.
3. Approve an appropriation adjustment to reallocate \$400,000 from DHS' Obligated Fund Balance to fully fund the RLANRC JPI Building Automation Fire Life Safety System Upgrade Project, CP No. 87310.

Mitchell H. Katz, M.D.
Director
Hal F. Yee, Jr., M.D., Ph.D.
Chief Medical Officer
Christina R. Ghaly, M.D.
Deputy Director, Strategy and Operations

313 N. Figueroa Street, Suite 912
Los Angeles, CA 90012

Tel: (213) 240-8101
Fax: (213) 481-0503

www.dhs.lacounty.gov

*To ensure access to high-quality,
patient-centered, cost-effective
health care to Los Angeles County
residents through direct services at
DHS facilities and through
collaboration with community and
university partners.*



www.dhs.lacounty.gov

4. Authorize the Director of Internal Services Department, or his designee, to manage, implement, and deliver the project utilizing Board- approved Job Order Contract (JOC) to complete the RLANRC JPI Building Automation Fire Life Safety System Upgrade Project, CP No. 87310, in the amount of \$400,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the proposed Project is exempt from the CEQA and authorize the Director of the County's Internal Services Department (ISD) and Department of Health Services (DHS) to implement the project using a Board-approved JOC managed by ISD.

The proposed RLANRC JPI Building Automation Fire Life Safety System Upgrade Project located at 7601 East Imperial Highway, in the City of Downey, will replace the existing automated Fire Life Safety System within the JPI Building and will specifically include: 1) replacement of ten of the existing DOS-based main micro-processor boards; 2) upgrade of each of the 12 air handler system panels, including points and control devices that are located within the air handlers; 3) replacement of the unitary controller system; 4) replacement of the dial-up modem with one that supports at least a high-speed DSL connection; 5) installation of a UPS back-up unit; and 6) installation of a new automated programming unit.

The existing fire life safety system micro-processor boards have experienced a high level of maintenance and repair. Due to the unavailability of parts, the facility has needed to scavenge parts from other facilities nationwide with assistance from a vendor. Those parts are now believed to have been exhausted and the fire life safety system can no longer be maintained adequately. Once the existing micro-processor boards begin to fail, the facility will not be able to replace them and will have to set the system to a manual mode requiring full time oversight by County staff, representing an immediate life-safety condition for the facility.

The building automation system will control air temperature throughout the facility and is tied into the fire life safety system. The system must be in automatic mode at all times in case of fire so that the automation system can shut down the Heating Ventilation Air Conditioning (HVAC) and ducting system in the affected zones. The new building automation system will be Windows-based and represent the latest and most relevant technology.

The proposed work will be completed by a Board-approved JOC managed by ISD with support from the DHS Capital Projects Division. The proposed project is anticipated to be completed approximately within eight months following Board approval.

Sustainable Design Program

The proposed project will support the Board's Policy for Green Building/Sustainable Design Program to the extent feasible by using energy efficiency systems.

Implementation of Strategic Plan Goals

The recommended actions support Goal 1, Operational Effectiveness/Fiscal Sustainability, of the County's Strategic Plan.

FISCAL IMPACT/FINANCING

The total estimated project cost is \$400,000, which includes acquisition and installation of the fire life safety system micro-processor boards.

Approval of the attached appropriation adjustment will reallocate \$400,000 from DHS' Obligated Fund Balance to the RLANRC JPI Building Automation Fire Life Safety System Upgrade Project, CP No. 87310.

Upon Board approval of the attached appropriation adjustment, sufficient funding will be available in the Fiscal Year 2015-16 Capital Projects/Refurbishment Budget to fully fund the proposed Project.

Operating Budget Impact

This project will not result in an increase to the current operational budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy adopted on December 7, 2004 and revised on December 15, 2009, civic art fees do not apply to the proposed project (CP No. 87310) as the eligible project cost is less than \$500,000.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The Project consist of 1) replacement of ten of the existing DOS-based main micro-processor boards, 2) upgrading each of the 12 air handler system panels, 3) replacement of the unitary controller system, 4) replacement of the dial-up modem, 5) installation of a UPS back-up unit and 6) installation of a new automated programming unit is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 (a) and (d), Section 15302 and Section 15303 of the State CEQA Guidelines and Classes 1 (d), 2 (e) and 3 of the County's Document Reporting Procedures and Guidelines, Appendix G, because the project provides for repair or replacement of existing facilities and mechanical equipment and installation of small new equipment involving negligible or no expansion of an existing use. Replacement structures will have the same purpose and capacity as the structures replaced. The proposed project is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances or other limiting factors that would make the use of the exemption inapplicable based on the project record.

CONTRACTING PROCESS

The proposed project will be accomplished by using a Board-approved JOC administered by ISD.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The Honorable Board of Supervisors

11/17/2015

Page 4

This project will have no impact to the delivery of County services at this facility and will be completed in phases while adequate back-up systems are in place.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mitchell Katz". The signature is fluid and cursive, with the first name "Mitchell" written in a larger, more prominent script than the last name "Katz".

Mitchell H. Katz, M.D.

Director

MHK:js

Enclosures

c: Chief Executive Office
County Counsel
Executive Office, Board of Supervisors
Art Commission
Internal Services Department

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF HEALTH SERVICES

DEPT'S.
NO.

260

November 17, 2015

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2015-16

4 - VOTES

SOURCES

Please see attached detail.

USES

Please see attached detail.

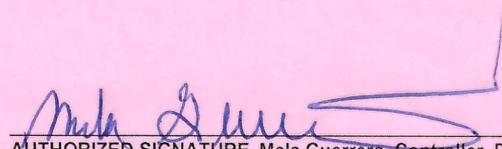
SOURCES TOTAL: \$ 1,200,000

USES TOTAL: \$ 1,200,000

JUSTIFICATION

This budget adjustment is necessary to establish and fully fund the Rancho Los Amigos JPI Building Automation Life Safety System Project.

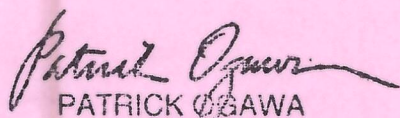
ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES


AUTHORIZED SIGNATURE Mela Guerrero, Controller, DHS

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

17

NOV 17 2015



PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

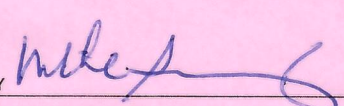
BY

B.A. NO. 039


Oct. 27 20 15☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY


OCT 27 20 15

**DEPARTMENT OF HEALTH SERVICES
REQUEST FOR APPROPRIATION ADJUSTMENT
CAPITAL PROJECTS/REFURBISHMENTS
FISCAL YEAR 2015-16**

4 VOTES

SOURCES:

DHS Enterprise Fund
MN2-3078
Committed for DHS 400,000
Decrease Obligated Fund Balance

Rancho Los Amigos National Rehab. Center
MN7-HR-96-9911-60040
Operating Transfers In 400,000
Increase Revenue

Total Enterprise Fund \$ 800,000

Ent Sub - Rancho Los Amigos National Rehabilitation
A01-AC-6100-21200-21230
Other Financing Uses 400,000
Decrease Appropriation

Total General Fund \$ 400,000

Total \$ 1,200,000

USES:

DHS Enterprise Fund
MN2-HS-6100-60070
Other Financing Uses 400,000
Increase Appropriation

Rancho Los Amigos National Rehab. Center
MN7-HR-96-9912-60040
Operating Subsidy - General Fund 400,000
Decrease Revenue

Total Enterprise Fund \$ 800,000

Health Services
RLANRC Automation Life Safety System Upgrade
A01-CP-6014-65036-87310
Capital Assets - Building & Improv. 400,000
Increase Appropriation

Total General Fund \$ 400,000

Total \$ 1,200,000

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

'17 NOV 17 2015

SA# 039

[Signature] Oct. 27, 2015

[Signature]
PATRICK OGAWA
ACTING EXECUTIVE OFFICER

Attachment A

**ESTABLISH CAPITAL PROJECT FOR THE RANCHO LOS AMIGOS
NATIONAL REHABILITATION CENTER JPI BUILDING AUTOMATION FIRE LIFE
SAFETY
SYSTEM UPGRADE PROJECT, APPROVE PROJECT BUDGET AND
RELATED APPROPRIATION ADJUSTMENT (C.P. NO. 87310)
(FOURTH DISTRICT) (4 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Release of JOC Contract	(1 month from Bd. approval)
Design Documents	(2 months from Bd. approval)
Planning Approval	(3 months from Bd. approval)
Substantial Completion	(7 months from Bd. approval)
Acceptance	(8 months from Bd approval)

Budget Category	Proposed Budget
Equipment Installation	\$240,000.00
Change Order Contingency	\$24,000.00
County Services	\$80,000.00
Bond	\$1,328.00
Subtotal	\$345,328.00
Project Contingency	\$54,672.00
Total Capital Project Budget	\$400,000.00